

Neighborhood Enhancement Project

615 12th Avenue, Green Bay, WI 54303

The Redevelopment Authority (RDA) of the City of Green Bay is requesting proposals for purchase and rehabilitation of 615 12th Avenue, Green Bay, WI 54303. The goal of this project is to rehabilitate this residence for owner-occupancy. Proposals submitted must meet the guidelines as described below. **Proposals must be submitted to the Office of the Redevelopment Authority by the second to last Wednesday of each month in order to be considered for selection at the following month's RDA meeting.** Staff will review each proposal submitted and will rank them based on the grading scale below. The RDA reserves the right to deny any proposal based on the score received, as determined by the staff of the City of Green Bay.

Information	
Assessed land value*	\$11,700
Assessed house value*	\$49,700
Total Assessed value*	\$61,400
Fair Market value*	\$63,020
Parcel Number	2-656
Lot Size	Irregular 8,755 SF
Building Sq. Footage	1,575 SF
Age of Building	116 years
Style	Old Style 4 Bedrooms – 1 Bathroom
Present Use	Single-family house.

*Estimated values

A building walkthrough will be required for any developer who wishes to submit a proposal for this project. Each developer will be allowed a single, one hour walkthrough. Arrangements should be made at this time for any sub-contractors or interested parties to attend. Developers may request a walkthrough by emailing the contact information below or calling 920-448-3354.

For your proposal, please provide the following information as well as any other information you feel is pertinent:

- Provide the developer's name, address, telephone number and email address.
- Describe the project. Provide a scope of work listing items to be rehabilitated and the type of materials to be used. (At this time it is understood that the plans are preliminary.) Quality materials should be utilized for project and should be medium to high grade in nature. Scope of work should also include yard and landscaping plans. Property will need to be code compliant when complete. A list of currently known violations, per the City of Green Bay, is attached.
 - The development should be compatible with the scale and character of the existing neighborhood. Things such as siding and exterior trim must be consistent, in design, with the greater neighborhood architecture. Proposals should reflect careful evaluation of the project's relationship to the adjacent residential neighborhood.

- State the estimated rehab investment costs as well as expected sales price for completed project. Developer should provide a budget for rehab costs. This should include a detailed and comprehensive breakdown of all costs. Developer will be responsible for the costs of obtaining all building permits. **A purchase price of \$5,000 will be required for this property.**
- Developer must provide a timetable for the rehabilitation activities including start and completion dates as well as a final goal for attaining occupancy of the property. Briefly discuss other projects (if any) that may limit the developers ability to complete this project in a timely manner.
- Proposals should identify planned sources of financing for site acquisition and rehabilitation costs of the project. Attach any proof of funding sources; i.e. bank statements, loan approvals, etc.
- Explain the developer's qualifications and related experience in rehabilitating properties. Discuss how the property will be marketed. Provide any examples of previous projects that may relate to this type of rehabilitation. Provide a list of contractors/ subcontractors to be used for this project.

Factor	Point Value Up to
Investment	28
Structural analysis	(4)
Layout	(4)
HVAC & utility analysis	(4)
Interior finishes	(4)
Exterior & landscaping	(4)
Expenses	(4)
Expected sell price	(4)
Capacity	8
Time to complete	(4)
Ability	(4)
Financials	4
Funding sources	(4)
Experience	8
Marketing strategy	(4)
Previous projects	(4)
Total Points	48

City of Green Bay staff will contact developers once a proposal is selected. Upon selection of a proposal, City staff will present the proposal to the RDA for final approval. A development agreement will be executed between the RDA and the chosen developer following the approval.

Questions and comments shall be submitted in written form or emailed to the contact information provided below. No questions will be answered by phone.

Contact: Ken Rovinski, kennethro@greenbaywi.gov

Mailing address:

**100 N Jefferson Street, Room 608
Green Bay, WI 54301**

VIOLATIONS NOTICE:

ORD 15 Evaluate front porch's structure, frost protection and repair as recommended, or take porch off and replace per sps codes.

ORD 15 Repair and water proof rear exterior foundation. Water proof the rest of the foundation, add drain tile if required. Entire foundation must be maintained in good repair.

ORD 15 Fire stop basement walls where needed.

ORD 15 Rebuild and add hand and guard rails to basement steps.

ORD 15 Review and repair bathroom floor in northwest corner of the 1st floor.

ORD 15 Evaluate east floor in 2nd floor room.

ORD 15 2nd floor may not be used as habitable space until the stairway complies with proper head room.

ORD 15 Install smoke and co powered by the house electric in all required spaces.

ORD 15 Insulate all exposed accessible exterior areas.

NOTE: Questions on above findings, contact building inspector Steve Terrien at (920) 448-3295.

SPS 382.10 Plumbing: drain and vent system to bathroom not per code. water lines are pieced together and fixtures are in poor condition. i would think it would be easier to just replumb the entire house from above basement floor. it would be best to have licensed plumber test the current systems to verify if there is anything wrong under the floor and if anything else can be salvaged.

SPS 323.02 HVAC: the hvac system appears to be in rough condition as well with an older furnace. Some ducts are falling apart and may be best to have entire system replaced. This too needs to be verified by qualified contractor.

NOTE: Questions on the above two findings, contact plumbing and heating inspector Jason Sladky at (920) 448-3298.

NEC 210 Electrical: External receptacle to the north side of home needs a weatherproof cover.

NEC 300 Electrical: Resecure conduit and receptacle in basement.

NEC 250 Electrical: All receptacles in home must be checked for proper wiring and integrity. Some are 3 wire with no grounds and some need to be resecured.

NEC 210 Electrical: All lighting in habitable rooms and exterior lighting must be in working order.

NEC 334 Electrical: Exposed nm cable in basement must be secured and protected from physical damage.

NOTE: Questions on the above findings should be directed to electrical inspector Steve Krueger at (920) 4480-3307.

23.23 (I) (n) Vacant dwelling units to be clean & sanitary before being let for occupancy. No owner shall occupy or rent to any other person for occupancy or allow any other person to occupy any vacant dwelling unit unless it is clean, sanitary, free of infestation, & complies with all provisions of this chapter & all rules & regulations adopted pursuant thereto.

SPS316.009 Replace all missing light fixture covers.

maintenance of interior walls, floors & ceilings: every interior partition, wall, floor & ceiling shall be capable of affording privacy, kept in a good state of repair, & so maintained as to permit them to be kept clean & sanitary.

ceilings/ceiling tiles must be in good repair.

note: there are also several ceiling areas that appear to have had prior water damage. ensure that there is no more water leaking and that any water damaged/stained material is removed and that these areas are repaired in a workmanlike manner.

23.23 (I) (b) All walls must be in good repair. (no holes, cracks, etc.)

Tub surround needs to be watertight/sealed.

Remove all the old caulk around tub and recaulk.

Repair/replace any deteriorated/missing baseboards and trim.

Determine source of water in basement and take corrective action.

All ceilings, walls, trim, stairs, must be freshly painted.

Repair deteriorated boards in attic/storage access.

All wooden floors must be properly finished and sealed.

23.23 (I) (d) Window, doors, & hatchways. every window, door, and basement hatchway shall be weather-tight and shall be kept in a good working condition, well maintained, and repaired.

Replace missing/damaged windows and doors. note: this would include kitchen cabinet doors and bathroom cabinet doors.

Remove tack stripping around windows.

Tuckpoint between slab and bottom of sill at side exterior door.

All windows and doors must open and close properly.

All windows and exterior doors must be weather tight.

All window and door hardware must be intact and in good repair.

Repair/replace any deteriorated/rotted trim on windows and doors. (both at the exterior and the interior.)
Scrape and repaint all areas of deteriorated paint.

23.21 (5) Screens.

Repair/replace torn or missing screens.
Ensure there is one screen per habitable room.
Ensure main bathroom window has a screen as there is no exhaust fan.

23.23 (1) (f) Stairways, porches & decks: every inside and outside stairway, every porch and every appurtenance thereto shall be so constructed as to be safe to use and capable of supporting the load that normal use may cause to be placed thereon and shall be kept in sound condition and in good state of maintenance and repair.

Repair/replace any deteriorated front porch deck boards.
Replace warped guardrail on south side of front porch to match other guardrail.
Scrape and repaint all areas of deteriorated paint on front porch and stairs.
Replace missing trim piece on interior stairs that lead up to the second floor.
Replace missing guardrail on interior stairs that lead up to the second floor.

23.23 (1) (c) Rain water must be conveyed from the roof and away from the building foundation such that dampness is not created in any walls, floors or ceilings of any room.

Ensure gutters are properly installed and in good repair. Gutters at the front of the house are leaking at the seam and water is going directly onto the siding and pooling at the foundation.
Install downspout extensions.

23.23 (1) (a) Maintenance of exterior walls.

Remove board from on north side wall.
Replace entire deteriorated wall covering (siding).
There shall be no gaps between/around siding and windows.

23.23 (1) (e) Maintenance of exteriors/paint. There are areas of deteriorated paint on the exterior of the house at this address. All areas of deteriorated paint must be repainted or covered in a pre-finished material manufactured for exterior use(siding).

At no time shall you paint over deteriorated/rotted siding, trim, wood, etc. Make those replacements and then repaint.

Scrape/repaint all areas of deteriorated paint. This includes, but is not limited to: porch areas, exterior doors, fascia, soffit, window trim, door trim.

13-1714 Parking on unpaved surface. All open off-street parking areas, all driveways leading to such parking areas, and all other areas upon which motor vehicles may be located shall be surfaced with a dustless all-weather hard surface material capable of carrying a wheel load of four thousand (4,000) pounds.
Submit site plan for approval, obtain permit, and install hard surface driveway.

MISC: Basement may not be used as habitable space.

Repair/replace main bathroom counter top that is chipped.
Secure 1/2 bath sink/vanity so it does not slide/wobble.
Repair kitchen counter edge trim that is falling off.

PLEASE NOTE: Exterior patchwork, repair, or reconstruction that results in a multi-textured or multi-colored effect or appearance not consistent with the decor, architectural design, or aesthetics of the rest of such building is not allowed.

Make sure to follow the epa (environmental protection agency) rules regarding refinishing painted surfaces. Lead safe practices must be followed. Visit epa.gov/lead or call 1-800-424-5323. You may also visit www.hud.gov/offices/lead

All violations must be corrected in a workmanlike manner substandard materials or quality of work will not be accepted.

NOTE: Questions on the above findings should be directed to housing inspector Donna Rosenthal at (920) 448-3313.